**Program 4.I:  Monitoring the Effects of the City Charter**

Piedmont’s rent-restricted second unit program has been successful in accommodating and achieving the City’s share of the regional housing need, including producing housing for very low income households.  However, the Charter requires a citywide vote for zoning map changes, which constrains the development of a variety of housing types, particularly high-density multi-family housing.

To address this constraint, the City has added Programs 1.E (allowing multi-family density housing and mixed use in the commercial zone) and 1.G (creating new incentives for multi-family uses).

Program 4.I supplements these two programs to ensure their effectiveness by monitoring and annually evaluating and reporting on the effects of the City Charter on:  (a) the cost and supply of housing, particularly multifamily housing and (b) the effectiveness of City strategies to mitigate related impacts such as allowing multifamily uses in Zone D (Program 1.E) and incentives for multifamily uses in Zones C and D (Program 1.G). Based on the outcome of the evaluation, the City will adopt strategies to address and mitigate identified constraints.

City Planning and Building Staff will continue to track annual housing production and permit activity as they have in the past, and will prepare annual reports to the Council evaluating housing and building permitting trends and the effects of the Charter as described above. These reports will specifically **evaluate the Charter for impacts on multi-family housing production and costs based on various criteria such as:**

* the failure of a citywide ballot measure associated with a proposed Zoning Map change to multifamily housing
* a multi-family development proposal which has been endorsed or approved by the Planning Commission or City Council but does not proceed because a citywide ballot measure to change the zoning would be required
* conclusions of research done by a third party finding that the City Charter constrains the ability to do multi-family housing;
* lack of multi-family development proposals
* input from the development community, including non-profits, property owners, stakeholders and advocates on behalf of lower income households such as the Non-Profit Housing Association of Northern California (NPH), EBHO and the League of Women Voters.

Based on the outcomes of the evaluation, the City will implement program and zoning changes within 12 months including, if necessary, a Charter amendment or other appropriate remedies not requiring voter approval. These remedies could include streamlining multifamily permit procedures and identifying and designating, additional sites for multifamily development within 12 months.